

May 23, 2016 – Council Meeting Reports

(Prepared on 5/16/16 by Stacey Long, Town Administrator)

Administrator's Report:

Charles Moon Plumbing – 33214 Main Street (Howlett Property)

I have been in communication with someone who plans to utilize the building as a business office for a plumbing company. I have given them the application for an administrative change of use and they are currently obtaining the state agency approvals for occupancy. Once they receive those approvals they will be submitting a change of use application to the town for our review. An administrative change of use will be reviewed by the Building Official and Town Engineer. It will then go to Town Council for approval. Should the Building Official, Town Engineer & Town Council deem this to be a full site plan review change of use, they will have to go before the P&Z Commission.

Conditional Use Ordinance – I recommend that an application fee and legal & engineering fees be added to the proposed ordinance to cover town's expenses for review time and notice requirements spent on the application.

Royal Farms Fleet Card – the Town has changed our fuel service from Pep-Up to Royal Farms. This not only gives the employees a larger coverage area for re-fueling but it also saves the town money.

Building Official Report:

Building Permits Issued:

Permit #975 – Demolition of Front Porch – 33095 Main Street
Permit #976 – New Roof – 28349 Clayton Street
Permit #950 – Portable Shed – 33168 Main Street – Porto Pizza
Permit #977 – 4X4 Sign – 29475 Vines Creek Road
Permit #974 – Addition – 28366 Clayton Street

Certificate of Occupancy & Compliance Issued:

Permit #933 – Duplex Unit #38 – 29201 Shady Creek Lane

Permit #945 – 10X20 Deck – 32923 Main Street

Permit #948 – Solar Panels – 31826 Cannon Street

Permit #957 – Porch w/ Roof – 307 King George III Street

Code Enforcement Official Report:

Code Violations:

1. Steen Associates – Violation of Construction Hours & Excessive Grass Height

Business Licenses Issued: 3

Update on 33095 Main Street (property beside Healthy Habits)

A building permit was issued on April 22, 2016 for the demolition of the front porch. A compliance & final inspection will need to be conducted when completed.

Committee Reports:

Planning & Zoning Commission:

Meeting was held 5/11/16. Election of Officers was held: Scott Crater – Chairman, Brad Connor – Vice-Chairman, Jim Thompson – Secretary

Ice Cream Trailer Request – The commissioners heard from the applicant requesting to place an ice cream trailer at 33225 Main Street. They plan to purchase the camper from Jayne's Reliable and utilize it to sell ice cream at the property next door to the Masonic Lodge. The intentions are to use the trailer for the time being and if found to be successful, move the business to the ground floor of the house that is on the property. One concern is with the on-street parking as the code specifically states parking within the State of Delaware right of way or Town of Dagsboro streets is prohibited under the temporary sales permit section. Another concern is that the structure on the property is currently condemned. They are concerned with the safety hazards of the customers that would visit the ice cream business. The chairman would like to have the Council review this request and get their advice on whether or not the condemned structure on the property has any effect on allowing this request to move forward from a liability standpoint. Once that issue is resolved, the applicants could come back to the P&Z commission for a formal recommendation to the council.

Prince George's Chapel & Cemetery:

The Prince George's Chapel Cemetery Committee will be holding their semi-annual meeting on Sunday, May 22, 2016 at 1:00 p.m. at the Dagsboro Town Hall. Anyone interested may attend.